

**“So Far” - A Summary of Community Investment Plan Building Blocks**  
(Plan Steering Committee progress as of October 16, 2013)

**Community Investment Plan Guiding Principles:**

1. Maximizing the return on future public investments in community infrastructure and facilities - “getting the best bang for the buck” on every public dollar spent.
2. Minimizing future risks to our community in the areas of public health and safety, environment resources and the economy as future public investment decisions are made.

**Key Interrelated Elements that Impact Infrastructure Investment Decisions:**

- *Shape of the Community* – determining how the physical configuration, condition and capacity of public infrastructure impacts future infrastructure investment priorities and decisions.
- *Setting Priorities* – determining investment need and wants, and setting investment priorities within needs and wants categories.
- *How Much to Invest?* – determining whether more, the same or less funding should be made available for future infrastructure investment.

**Future Community Investment Priorities by Infrastructure Cost Category:**

1. Bringing Existing Deficient Assets up to Standards
2. Replacing Existing Assets Depreciating Over Time
3. Expanding Existing System of Assets to Support New/Future Growth
4. Enhancing Existing Assets to Improve Community Quality of Life

**Development of a 2035 Baseline Community Investment Scenario:**

This scenario represents an extrapolation of the current 1993 Comprehensive Plan growth/development patterns and trends modified by current estimates of future population and employment growth. It reflects the following defining elements and characteristics:

- Population Growth Forecast: 60,000 to 68,000 additional people (57,300 to 61,900 dwelling units)
- Employment Growth Forecast: 31,200 additional jobs
- Infrastructure Costs/Revenues, 2013 to 2035:
  - Infrastructure Cost Estimates-*
  - 1. Depreciation Replacement Cost of Wichita’s Existing Assets \$3.9 billion
  - 2. Cost to Bring Existing Wichita Assets Up to Standards \$1.0 billion
  - 3. Cost of Proposed Asset Enhancements to Improve Quality of Life \$6.6 billion
  - 4. Cost of New Infrastructure Assets to Support New Wichita Growth \$2.9 billion
  - Total \$14.4 billion
  - Infrastructure Revenue/Funding Estimates-* \$4.6 billion
  - Cost/Revenue Shortfall Estimate-* \$9.8 billion
- New Job and Housing Growth Areas:
  - Future residential growth predominately located in suburban West-Northwest Wichita and suburban East-Southeast-Northeast Wichita
  - Future employment growth within existing, established commercial and industrial areas/corridors and along emerging suburban corridors in west and east Wichita
  - Continued employment growth and residential redevelopment in the Downtown.
- Northwest Bypass will be a catalyst for future new residential and employment growth.
- Public transit is not a significant transportation mode

**Development of a Modified 2035 Baseline/Alternate Community Investment Scenario:**

The following possible baseline scenario modifications have been suggested by Plan Steering Committee members:

- Continued residential and employment growth at the suburban fringes of Wichita and in the downtown, but also increased levels of redevelopment and infill development throughout the established central city area.
- Evaluate the job and housing growth impacts should the State not be able to fund the construction of the NW Bypass by 2035.
- Allocate some of Wichita's projected new housing growth to the small cities and/or unincorporated areas surrounding Wichita.
- Evaluate infill and/or redevelopment opportunities within the existing established infrastructure service areas of Wichita.
- Better evaluate and refine the new housing growth areas as depicted - avoid new housing development in flood prone areas.

**Emerging Community Investment Plan Policies:**

The following are ideas/comments/suggestions from Plan Steering Committee members:

- Need to do a better job of preserving/maintaining our current infrastructure assets
- Need to place importance on securing the long term viability of the established central city area and existing neighborhoods.
- The established central city area should be an emphasis for future infrastructure investment and redevelopment incentives.
- Need to provide/locate housing to better attract and retain the millennial generation.
- Policies in some of the city's existing neighborhood plans may be helpful in supporting the long term vitality and redevelopment of the established central city areas – need to review relevancy of existing neighborhood plans.
- Explore other infrastructure financing methods and/or providers other than what has traditionally been done by the city – consider development fees in the suburban growth areas and using special assessment districts to fund infrastructure replacement in the established central city area.
- Change zoning regulations: reduce the current regulations on development; allow increased densities of people per dwelling unit and/or increased dwelling units (e.g. make it easier to allow multi-generational housing units).
- Current utility rates need to be increased to ensure sufficient funding is available to maintain, replace, upgrade and expand the city's water and sewer utility.